

Draft of 8/28/13

Chadds Ford Township
Delaware County, PA

Planning Commission Workshop & Meeting
Monday, August 19, 2013
6:30PM & 7:00PM

Officials Present:

Craig Huffman, Chairman
Mike Ashmore, Commissioner
Bill Mock, Commissioner
Judy Lizza, Manager
Mike Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order – Workshop

Chairman Huffman called the Workshop to order at 6:34PM.

Workshop

K. Hovnanian Homes presented their plans for development at Brandywine Drive and Baltimore Pike on the parcel adjacent to Painters Crossing Shopping Center. Primary discussion concerned avenues for the applicant if the Neighborhood Commercial Overlay Zoning District is not adopted, which would be to apply for a variance. Density, number of units, impervious coverage, setbacks, open space, parking lot layout, development design, adjacent parcels – specifically Calvary Chapel and Knight's Bridge WWTP, and financial and transportation impact studies were discussed.

Call to Order – Meeting

Chair Huffman called the Meeting to order at 7:00PM.

Approval of Minutes

Upon motion and second (Huffman/ Ashmore) the PC minutes of July 10 were approved.

Public Comments

Valerie Hoxter, Painters Crossing, is recording the meeting.

John Boruk, Estates at Chadds Ford, Magnolia Way, commented that he supports the YMCA plans in Chadds Ford at Hillman Drive, as well as the completion of the Loop Road.

Margaret Faia, Estates at Chadds Ford, agreed with comments made about the benefits of a YMCA; however, expressed concerns about the increase in traffic a YMCA would bring and suggested that development proposals be better structured.

Chairman Huffman offered to meet with the Estates at Chadds Ford HOA to communicate current proposals in the NE corner of the Township.

Tim Walsh, CFO, YMCA, also expressed interest in speaking with the Estates at Chadds Ford HOA and the Chadds Ford Preservation Society.

Diana Landau-McCullough, Heyburn Road, expressed concerns over increased development bringing increased traffic to the Township, and the current problems with accidents along Baltimore Pike and enforcing speed.

Old Business – YMCA

Tim Walsh, CFO, YMCA, and Chairman Huffman had a brief discussion about the Neighborhood Commercial Overlay Zoning District being put on indefinite hold with no immediate plans for adoption.

Old Business – Brandywine East, LP

Brandywine East, LP's Land Development plans for a Hotel at 1703 Wilmington Pike granted the Township an extension until November 30, 2013 to take action.

Old Business – Dickinson and Epp Lot Line Change

Dickinson and Epp's Preliminary-Final Subdivision for a lot line change at 1244 and 1250 Baltimore Pike was presented by Steve Epp. The Pennoni Engineer Review Letter was addressed item by item. Engineer Schneider lead the discussion. One primary concern is lot size and the necessity for enough lot area for a building envelope and a ruling from the Solicitor was necessary. Also discussed was future dedication of the right-of-way.

Upon motion and second (Huffman/ Ashmore) the PC recommended the Board of Supervisors to approve the Preliminary-Final Subdivision and Land Development Lot Line Change of 1244 and 1250 Baltimore Pike subject to addressing all items of the August 13th Pennoni and August 19th Houtman review letters, Township Solicitor approval of necessary acreage for LI and B Zoned Districts, and with the condition that the right-of-way will be offered for future dedication.

Old Business – 1810 Wilmington Pike, Keystone Plaza, Pescatore's

1810 Wilmington Pike, Keystone Plaza, Pescatore's, submitted revised Plans. John Rendemonti, Solicitor, led the discussion regarding parking lot additions, removing trees and erecting a wooden fence to satisfy neighbor's requests in anticipation of light and noise disturbance. Mr. Rendemonti requested action from the Commission to recommend approval to the Board of Supervisors contingent on the 6 variances needed from the Zoning Hearing Board.

There was discussion about Delaware County Planning Commission's disapproval due to exceeding impervious coverage, and the pre-existing non-conforming conditions of the plaza.

Jeff and Karen Earnst, Longview Drive, expressed concern over the parking lot expansion, removal of trees and plans for proper screening such as a fence.

Upon motion and second (Huffman/ Ashmore) the PC recommended the Board of Supervisors to approve the Preliminary-Final Subdivision and Land Development patio and parking lot additions for 1810 Wilmington Pike, Keystone Plaza, Pescatore's subject to addressing the conditions of the Pennoni review letter, 6 variances granted by the Zoning Hearing Board, and satisfactory screening for neighbors on Longview Drive related to the parking lot expansion.

Upon motion and second (Huffman/ Ashmore) the PC tabled the motion to recommend the Board of Supervisors to approve the Preliminary-Final Subdivision and Land Development patio and parking lot additions for 1810 Wilmington Pike, Keystone Plaza, Pescatore's until an agreement can be reached with neighbors concerning screening related to the parking lot expansion.

FINAL MOTION: Upon motion and second (Huffman/ Ashmore) the PC recommended the Board of Supervisors to approve the Preliminary-Final Subdivision and Land Development patio and parking lot additions for 1810 Wilmington Pike, Keystone Plaza, Pescatore's subject to addressing the conditions of the Pennoni review letter, 6 variances granted by the Zoning Hearing Board, and the construction of a 6 foot high "boomerang" fence as satisfactory screening for neighbors on Longview Drive related to the parking lot expansion.

Old Business – 1516 Wilmington Pike (Watkins Building) – Conditional Use

Mike Lyons, Attorney for applicant Brian McFadden, 1516 Wilmington Pike (Watkins Building) and Wayne Grafton, Land Planner, applied for Conditional Use to turn the existing Watkins Building into the Ambassador Inn – Chadds Ford, a 28 room, two-story hotel. History of the site, existing conditions, stormwater management, HOP, sprinkler system, traffic calming elements, parking lot lighting, well and septic, and traffic conditions were discussed.

Upon motion and second (Huffman/ Ashmore) the PC recommended the Board of Supervisors to approve the Conditional Use application for 1516 Wilmington Pike.

New Business – 1421 Wilmington Pike (Audi Dealership)

Larry Strohm, Attorney for Audi, presented Audi's plans to demolish the existing motel at 1421 Wilmington Pike and build an Audi dealership. Some of the parcel is located in Thornbury Township, Chester County. A sketch plan was submitted. The following items were discussed: Wilmington Pike ingress and egress (points of access), approval from Thornbury Township, cooperation between the Townships, parking, traffic movement, building concept as explained by Michael Bulker, Project Engineer and Jeff Schneider, Architect for the applicant, the current steep slope of the parcel and building to utilize the slope rather than retaining walls, car carrier

access, Pennoni Engineer review letter, setbacks, impervious coverage, parking lot calculations, and sewer and water service.

New Business: 1801 Wilmington Pike

Bill Rearden and Dennis George presented sketch expansion plans for 1801 Wilmington Pike, David Dodge. The following items were discussed: building and parking lot expansion, landscaping, signs, setbacks, existing grass and sidewalks, car carrier loading and unloading, left turns off of Wilmington Pike, proposed test drive routes, water and sewer service and the Pennoni Engineer review letter.

New Business: Ordinance Review, Bamboo Ordinance

There was discussion about the Bamboo Ordinance and reviewing a list of invasive and noxious bamboo species. Engineer Schneider will draft an Ordinance with a list of invasive and noxious bamboo species.

Ordinance Review: Woodburning Furnace Ordinance

There was discussion about the Woodburning Furnace Ordinance and having the Fire Marshal review the Ordinance.

Ordinance Review: Fee in Lieu Ordinance

The following items were discussed concerning the Fee in Lieu Ordinance: mandatory fees, the Delaware County Planning Commission not recommending the Ordinance, MPC requirements, fees being earmarked for specific projects and having a recreation plan.

Upon motion and second (Ashmore/ Huffman) the PC recommended that the Board of Supervisors adopt a recreation plan.

There was continued discussion about the mandatory fees and developers voluntarily giving the Township money and requesting waivers of mandatory dedication.

Ordinance Review: Neighborhood Commercial Overlay Zoning Ordinance

There was discussion about a larger traffic study being done and questions about which developer would pay how much for such a study. The CAMO Ordinance was also discussed.

Timing regarding Conditional Use applications was discussed.

Adjournment

Upon motion and second (Mock/ Huffman) the meeting was adjourned at 10:15PM.

Respectfully submitted,

Matt DiFilippo, Secretary